169.0	0007	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	592,200 /	592,200
					USE VALUE:	592,200 /	592,200
					ASSESSED:	592,200 /	592,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
252		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARR ROBERT J	
Owner 2:		
Owner 3:		
Street 1:	252 APPLETON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,362 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1127 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4362.000	206,600		385,600	592,200
Total Card	0.100	206,600		385,600	592,200
Total Parcel	0.100	206,600		385,600	592,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 525.47 | /Parcel: 525.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112023

GIS Ref

GIS Ref

Insp Date 08/02/18

!13073!

PREVIOUS ASSESSMENT

Parcel ID 169.0-0007-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	206,600	0	4,362.	385,600	592,200	592,200	Year End Roll	12/18/2019
2019	101	FV	188,000	0	4,362.	385,600	573,600	573,600	Year End Roll	1/3/2019
2018	101	FV	188,900	0	4,362.	325,000	513,900	513,900	Year End Roll	12/20/2017
2017	101	FV	188,900	0	4,362.	297,500	486,400	486,400	Year End Roll	1/3/2017
2016	101	FV	188,900	0	4,362.	253,400	442,300	442,300	Year End	1/4/2016
2015	101	FV	178,000	0	4,362.	220,300	398,300	398,300	Year End Roll	12/11/2014
2014	101	FV	178,000	0	4,362.	203,800	381,800	381,800	Year End Roll	12/16/2013
2013	101	FV	178,000	0	4,362.	193,900	371,900	371,900		12/13/2012

PRINT

Date	Time
12/11/20	03:05:00

LAST REV

Date	Time
08/09/18	17:27:19

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13073

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18947-126		3/1/1988		185,000	No	No		Y

USER DEFINED

Prior Id # 1:	112023
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2010	189	Re-Roof	6,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	Inspected	CC	Chris C
6/29/2018	MEAS&NOTICE	CC	Chris C
10/18/2008	Meas/Inspect	197	PATRIOT
2/26/2000	Inspected	197	PATRIOT
12/9/1999	Measured	243	PATRIOT
7/13/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4362		Sq. Ft.	Site		0	70.	1.26	7									385,602						385,600	

Total AC/HA: 0.10014 | Total SF/SM: 4362 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 385,602 | Spl Credit | Total: 385,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	299452
Depreciation:	92830
Depreciated Total:	206622

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

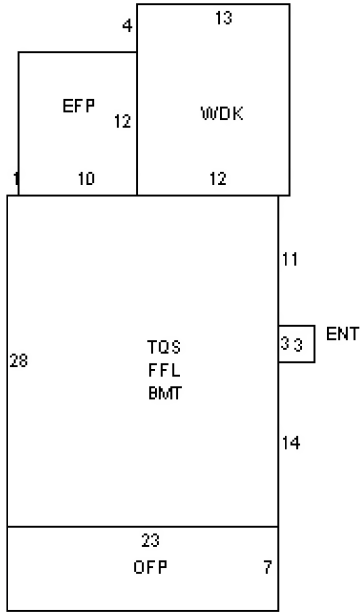
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	91.05
Final Total:	206600	Val/Su SzAd	183.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	644	52.640	33,903
FFL	First Floor	644	175.480	113,011
TQS	3/4 Story	483	175.480	84,758
WDK	Deck	208	10.810	2,248
OFP	Open Porch	161	26.750	4,306
EFP	Enclos Porch	120	49.910	5,989
ENT	ENTRY	9	26.400	238

Net Sketched Area:	2,269			Total:	244,453
Size Ad	1127	Gross Are	2430	FinArea	1127

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	